

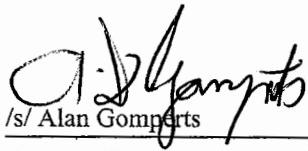
Part 8: Individual Chapter 11 Debtors (Only)

| | |
|---|---|
| a. Gross income (receipts) from salary and wages | \$0 |
| b. Gross income (receipts) from self-employment | \$0 |
| c. Gross income from all other sources | \$0 |
| d. Total income in the reporting period (a+b+c) | \$0 |
| e. Payroll deductions | \$0 |
| f. Self-employment related expenses | \$0 |
| g. Living expenses | \$0 |
| h. All other expenses | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | \$0 |
| j. Difference between total income and total expenses (d-i) | \$0 |
| k. List the total amount of all postpetition debts that are past due | \$0 |
| l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C. § 101(14A)? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| m. If yes, have you made all Domestic Support Obligation payments? | Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/> |

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.



/s/ Alan Gomperts

Signature of Responsible Party

Manager

Title

Alan Gomperts

Printed Name of Responsible Party

09/23/2024

Date

Seaton Investments, LLC
Preliminary Balance Sheet
As of August 31, 2024

Aug 31, 24

ASSETS

Current Assets

| Checking/Savings | |
|-----------------------------------|---------------------|
| Farmers and Merchants - Tax Acc | 200.00 |
| Farmers and Merchants Checking | 84,728.36 |
| Total Checking/Savings | 84,928.36 |
| Other Current Assets | |
| Intercompany Receivable - SLA | -7,000.00 |
| Intercompany Receivable - SR | 155,910.00 |
| Total Other Current Assets | 148,910.00 |
| Total Current Assets | 233,838.36 |
| Fixed Assets | |
| Accum deprec, Leasehold imorov | -1,102,583.83 |
| Accumulated Depreciation | -1,051,978.50 |
| Buildings | 3,353,552.00 |
| Land | 2,706,028.39 |
| Leasehold Improvements | 2,581,707.64 |
| Total Fixed Assets | 6,486,725.70 |

Other Assets

| | |
|-------------------------------|----------------------|
| Accum. Amortization loan fees | -769,747.00 |
| capitalized interest on bldg | 1,015,326.13 |
| Construction in process | 12,903,690.87 |
| Construction Reserve | 2,527.33 |
| Prepaid loan fees | 839,725.43 |
| Total Other Assets | 13,991,522.76 |

TOTAL ASSETS

LIABILITIES & EQUITY

Liabilities

| Current Liabilities | |
|--|----------------------|
| Other Current Liabilities | |
| KDM- LOC | 2,507,292.98 |
| Loan Payable - Broadway Avenue | -250.00 |
| Payable Colyton | -5,402,117.87 |
| Tenant Security Deposits Held | 313,356.75 |
| Total Other Current Liabilities | -2,581,718.14 |
| Total Current Liabilities | -2,581,718.14 |
| Long Term Liabilities | |
| Loan - KDM | |
| Colyton's share on KDM loan | 8,968,306.28 |
| Loan - KDM - Other | 26,131,693.72 |
| Total Loan - KDM | 35,100,000.00 |
| Member Loans | 600,000.00 |
| Total Long Term Liabilities | 35,700,000.00 |

| | |
|---------------------------------------|-----------------------------|
| Total Liabilities | 33,118,281.86 |
| Equity | |
| Capital, Alan Gomperts | -1,383,141.61 |
| Capital, Daniel Halevy | -1,383,138.61 |
| Capital, Simon Harkam | -497,928.20 |
| Capital, Sue Halevy | -2,268,346.48 |
| Retained Earnings | -6,730,751.03 |
| Net Income | <u>-142,889.11</u> |
| Total Equity | <u>-12,406,195.04</u> |
| TOTAL LIABILITIES & EQUITY | <u>20,712,086.82</u> |

Seaton Investments, LLC
Preliminary Profit & Loss
August 2024

Aug 24

Ordinary Income/Expense

Income

| | |
|----------------------|------------------|
| Rental Income | 19,644.00 |
| Total Income | 19,644.00 |

Expense

| | |
|--------------------------------|------------------|
| Bank Service Charges | 53.50 |
| Insurance Expense | 2,267.44 |
| Management Fees | 2,500.00 |
| Repairs and Maintenance | 6,132.37 |
| Utilities | 4,281.01 |
| Total Expense | 15,234.32 |

Net Ordinary Income

| | |
|-------------------|-----------------|
| Net Income | 4,409.68 |
| | 4,409.68 |

Seaton Investments, LLC
Preliminary Statement of Cash Flows
August 2024

| | <u>Aug 24</u> |
|---|------------------|
| OPERATING ACTIVITIES | |
| Net Income | 4,409.68 |
| Net cash provided by Operating Activities | <u>4,409.68</u> |
| INVESTING ACTIVITIES | |
| Leasehold Improvements | -5,118.75 |
| Net cash provided by Investing Activities | <u>-5,118.75</u> |
| Net cash increase for period | -709.07 |
| Cash at beginning of period | 85,637.43 |
| Cash at end of period | <u>84,928.36</u> |

Seaton Investments, LLC

Case No. 2-24-bk-12079-VZ

Aug-24

PART 5 - Schedule of Payments to Professionals

Seaton Investments, LLC
Insurance Schedule

| <u>Insurance Carrier</u> | <u>Insurance Type</u> | <u>Policy Number</u> | <u>Expiration Date</u> | <u>Date Premium Paid</u> |
|---|------------------------------|-----------------------------|-------------------------------|---------------------------------|
| Associated Industries Insurance Co, Inc | 431 Colyton buildings | SLSTPTY12067624 | 6/10/25 | 5/29/24 |
| Lloyd's, London | Terrorism | UTS2574228.23 | 8/30/24 | 9/6/23 |
| SENECA | 440 Seaton Building | SLSTPTY12067624 | 6/5/25 | 5/29/24 |
| James River Insurance | General Liability | 00097801-3 | 11/30/24 | 8/2/24 |

Seaton Investments, LLC
Reconciliation Summary
Farmers and Merchants Checking, Period Ending 08/31/2024

| | <u>Aug 31, 24</u> |
|--|-------------------|
| Beginning Balance | 85,437.43 |
| Cleared Transactions | |
| Checks and Payments - 6 items | -20,353.07 |
| Deposits and Credits - 2 items | 19,644.00 |
| Total Cleared Transactions | -709.07 |
| Cleared Balance | 84,728.36 |
| Register Balance as of 08/31/2024 | 84,728.36 |



SEATON INVESTMENTS LLC
 DIP CASE 2:24-BK-12079-VZ
 OPERATING ACCOUNT
 264 S OAKHURST DR
 BEVERLY HILLS CA 90212-3504

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Account Title

Seaton Investments LLC
 DIP Case 2:24-bk-12079-VZ
 Operating Account

Bankruptcy Trustee Summary

| | | | |
|--------------------|-----------|------------------------------|----------------------|
| Account Number | 5619 | Number of Enclosures | 3 |
| Beginning Balance | 85,437.43 | Statement Dates | 8/01/24 thru 9/02/24 |
| 2 Deposits/Credits | 19,644.00 | Days in the statement period | 33 |
| 6 Checks/Debits | 20,353.07 | Average Ledger | 87,336.82 |
| Service Charge | 0.00 | | |
| Interest Paid | 0.00 | | |
| Ending Balance | 84,728.36 | | |

Deposits and Other Credits

| Date | Description | Amount |
|------|--|-----------|
| 8/08 | Mobile Deposit - Checking | 10,500.00 |
| 8/30 | WGW SALES INC ACH ITEM 042000013318328 1260516436 PPD Seaton Investments | 9,144.00 |

Questions? Call us: (866) 437-0011

Bankruptcy Trustee

5619 (continued)

Checks and Other Debits

| Date | Description | Amount |
|------|--|-----------|
| 8/05 | Account Analysis Charge | 53.50- |
| 8/06 | PATHWARD NA D420747941 1073-2933299 SEATON INVESTMEN ACH PMNTS 07397218307CCD | 2,267.44- |
| 8/22 | LADWP 4956000736 7381600000 SIENNA ROSE INC WEB PAY 09100001935CCD | 4,281.01- |

Checks In Number Order

| Date | Check# | Amount | Date | Check# | Amount | Date | Check# | Amount |
|------|--------|----------|------|--------|----------|------|--------|----------|
| 8/22 | 1011 | 5,118.75 | 8/26 | 1012 | 6,132.37 | 8/26 | 1013 | 2,500.00 |

* Denotes missing check numbers

Checking Account Daily Balances

| Date | Balance | Date | Balance | Date | Balance |
|------|-----------|------|-----------|------|-----------|
| 8/01 | 85,437.43 | 8/08 | 93,616.49 | 8/30 | 84,728.36 |
| 8/05 | 85,383.93 | 8/22 | 84,216.73 | | |
| 8/06 | 83,116.49 | 8/26 | 75,584.36 | | |

End of Statement

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SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ

1011
90-1191/222
Date August 15, 2024
Pay to the Order of Kwesi Asamoa \$ 3,118.75
Six thousand one hundred eighteen & 75/100 Dollars
FM Farmers & Merchants Bank
San Juan Capistrano Office
Info.com (855) 416-5747
For Logans Adolfymp
1012201981 561 9# 1011

1011 \$5,118.75 Posted Date 8/22/2024

SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ

1012
90-1191/222
Date August 23, 2024
Pay to the Order of Almighty Builders, Inc \$ 6,132.37
Six thousand one hundred thirty two & 37/100 Dollars
FM Farmers & Merchants Bank
California's Biggest, since 1902
San Juan Capistrano Office
Info.com (855) 416-5747
For Logans Adolfymp
1012201981 561 9# 1012

1012 \$6,132.37 Posted Date 8/26/2024

SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ

1013
90-1191/222
Date August 23, 2024
Pay to the Order of Almighty Builders, Inc \$ 2,500.00
Two thousand five hundred — Dollars
FM Farmers & Merchants Bank
California's Biggest, since 1902
San Juan Capistrano Office
Info.com (855) 416-5747
For Management Fee Adolfymp
1012201981 561 9# 1013

1013 \$2,500.00 Posted Date 8/26/2024

**Seaton Investments, LLC
Reconciliation Summary**

Farmers and Merchants - Tax Acc, Period Ending 08/31/2024

| | <u>Aug 31, 24</u> |
|-----------------------------------|-------------------|
| Beginning Balance | 200.00 |
| Cleared Balance | 200.00 |
| Register Balance as of 08/31/2024 | 200.00 |
| Ending Balance | 200.00 |

Date

8/30/24

Account No.

5627

Page 1 of 2

SEATON INVESTMENTS LLC
DIP CASE 2:24-BK-12079-VZ
TAX ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

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Account Title

Seaton Investments LLC
DIP Case 2:24-bk-12079-VZ
Tax Account

Bankruptcy Trustee Summary

| | | | |
|-------------------|--------|------------------------------|----------------------|
| Account Number | 5627 | Number of Enclosures | 0 |
| Beginning Balance | 200.00 | Statement Dates | 8/01/24 thru 9/02/24 |
| Deposits/Credits | 0.00 | Days in the statement period | 33 |
| Checks/Debits | 0.00 | Average Ledger | 200.00 |
| Service Charge | 0.00 | | |
| Interest Paid | 0.00 | | |
| Ending Balance | 200.00 | | |

Checking Account Daily Balances

| Date | Balance | Date | Balance | Date | Balance |
|------|---------|------|---------|------|---------|
| 8/01 | 200.00 | | | | |

End of Statement

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Bankruptcy Trustee

5627 (continued)



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NMLS# 537388



PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – AUGUST 31, 2024** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) September 26, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 26, 2024
Date

Martha E. Araki

Printed Name

/s/ Martha E. Araki
Signature

Seaton Investments, LLC – Jointly Administered

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico**: dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy**: zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht**: scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam**: tbehnam@polsinelli.com, tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi**: jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte**: robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer**: secured@becket-lee.com
- Attorneys for Creditor Archway Real Estate Income Fund I SPE I, LLC: **Michael G. Fletcher, Bruce D. Poltrack, Gerrick Warrington**: mfletcher@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan**: ch11ecf@aldridgeppte.com; TSG@ecf.inforuptcy.com; tgaran@aldridgeppte.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado**: rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James**: jjames@hrhllaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar**: amuhtar@eaccidents.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong**: bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpregion16.la.ecf@usdoj.gov; **Kelly L. Morrison**: Kelly.l.morrison@usdoj.gov